

**From:** Frants Attorp <[REDACTED]>  
**Sent:** Friday, January 19, 2024 2:20 PM  
**To:** Laura Patrick; Jamie Harris; Timothy Peterson; SSInfo  
**Subject:** Re: Proposed Bylaw 537

Dear Trustees:

I would like to express my opposition to Proposed Bylaw 537 for the following reasons:

1. The rezoning of these properties is unlikely to result in any new long-term rental units, so why do it? In Trustee Patrick's own words: "Nobody wants to be a landlord.". As you know, the cottages bylaw passed several years ago has produced almost no new long-term rentals, if any.
2. While the bylaw prohibits short-term rentals, there is, for all intents and purposes, no enforcement on SSI. Only a covenant and ongoing monitoring can ensure affordable workforce housing, and this bylaw has no such requirements. Landowners can simply apply for a building permit and then use the approved structures for pretty much any purpose.
3. Detached ADUs have a much larger environmental footprint than secondary suites - almost as much as a primary residence - especially in terms of tree removal.
4. This bylaw can serve as a lever to permit more of the same across the entire island, thereby violating our OCP even more.
5. It seems the main thing this bylaw will accomplish is to raise property values, thereby adding to the wealth of a few and making affordable housing even more unattainable.

Please protect the rural character, natural beauty and environmental integrity of this island by concentrating as much development as possible in existing towns, especially Ganges. Approve water towers if you must, but do not in any way compromise the qualities that set this island apart from surrounding urban areas.

Sincerely,

Frants and Jean Attorp  
Salt Spring Island